

COMM SW COR SEC, RUN N 1055.33 F
 FOR POB, RUN S 174.25 FT, E 437.
 FT, W 437.02 FT TO POB. (AKA PRC

21 HOLDINGS LLC
 P O BOX 935
 SCOTTSDALE, AZ 85252-0935

2026

12-5S-15-00447-224



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 28,000 TOTAL MARKET VALUE 28,000 SOH/AGL Deduction 2,590 ASSESSED VALUE 25,410 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 25,410 TOTAL JUST VALUE 28,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 26,250											
DOR CODE		0000 VACANT																													
MAP NUM		MKT AREA 02																													
NEIGHBORHOOD/LOC		12515.020 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE		LGL DATE	05/06/2026	MLU							
EXTRA FEATURES																				XF DATE		LAND DATE									
																				INC DATE		AG DATE									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																
																BUILDING NOTES															
																BUILDING DIMENSIONS															
LAND DESCRIPTION										TOTAL OB/XF										0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	1.75	AC		1.00	1.00	1.00	16,000.00	16,000.00	28,000														
REVIEW DATE 05/06/2026 BY MLU Total Acres: 1.75 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 05/08/2026 BY SYS																															